

EXHIBIT B



November 5, 2024

Vitamin Shoppe Industries, Inc.
Attn: Lease Administration Department
300 Harmon Meadow Blvd
Secaucus, NJ 07094

Re: Crossroad Square - #531
Water/Sewer Invoice

Dear Tenant:

This letter serves as an invoice for water and sewer usage.

Vitamin Shoppe accounts for 14.68% of usage for the sub-metered building located at 631 Baltimore Blvd. The most recent water invoices received come to a total of \$3,024.05.

Vitamin Shoppe's pro rata share is calculated as follows:

Total water bill for 631 Baltimore Blvd.	\$3,024.05
Vitamin Shoppe's percentage (14.68%)	\$443.93

Total amount due is \$443.93.

Please send your check within 30 days.

Yours truly,
Melissa Eisner
Melissa Eisner
Beral LLLP
Asset Manager

Enclosures



Case 24-12480-MTD

City Of Westminster
45 W Main Street
Westminster, MD 21157

General Information:

Pay Online: www.westminstermd.gov

Billing Inquires: (410) 848-3255

Federal Tax ID : 52-6000811

Consumer Confidence Report
www.westminstermd.gov/CranberryCCR
www.westminstermd.gov/WakefieldCCR
 Question/Concerns regarding water quality please email CityofWestminsterWTP@westminstermd.gov.

Customer Number: 059336+001
 Service Location: 631 BALTIMORE BLVD
 Billing Date: 10/31/24
 Due Date: 11/30/24
 Last Payment Date: 8/13/24
 Previous Balance: 3,107.52
 Payments: 3,107.52
 Current Charges: 3,024.05
 Adjustments:
 Total Due: 3,024.05

8-13 13
BERAL LLLP
 2800 QUARRY LAKE DR STE 340
 BALTIMORE MD 21209-3764


Terms: Net amount due upon receipt of invoice. Gross Amount (includes penalty of 5%) due after date shown on invoice. After five days from this date water and/or sewer service will be subject to termination. A minimum charge of \$100.00 will be charged for restoring service.

Condition: If from any cause, the water should temporarily fail, no rebate shall be allowed for any claim of damages resulting from this

Billing Details

Account #: 20-04303-000 **631 BALTIMORE BLVD**

Service from 8/1/2024 to 10/31/2024

Water

Base Meter Charge - 1.5" Meter.....	141.14
Water Consumption - City.....	1,161.35

Sewer

Base Sewer Charge - 1.5" Meter.....	179.93
Sewer Consumption - City.....	1,430.65

Brf Bay Restoration Fund Business..... 110.98

Total Current Charges..... 3,024.05

Meter Information

Meter #: 35758650

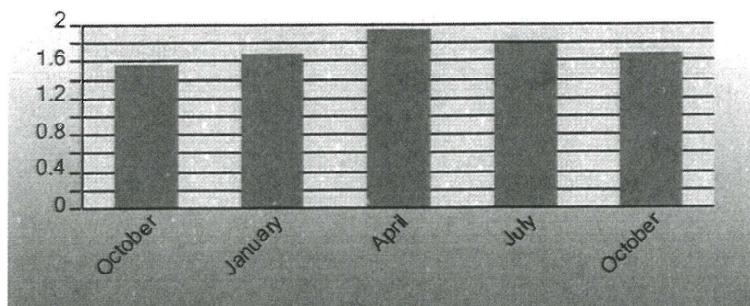
Prev Read CCF: 11072 Curr Read CCF: 11297 A

Prev Read Date: 7/3/24 Curr Read Date: 9/27/24

Usage: 168312 Gallons



Your average water use for this billing period was 1957 gallons per day.



PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. MAKE CHECK PAYABLE TO: CITY OF WESTMINSTER

Account Number: **20-04303-000****AMOUNT DUE** 3,024.05

Service Location: 631 BALTIMORE BLVD

Gross amount due after: 11/30/24

Billing Date: 10/31/24

Gross amount: 3,175.25

Due Date: 11/30/24



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 Water/Sewer Dept.
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 Westminster, MD 21157

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